



Historic Resources Commission Public Workshop

Date: Wednesday, March 3, 2021

Location: Teleconference and Videoconference via Zoom (Instructions Listed Below)

Time: 6:00 PM

Present: Members: Geraghty, Hacker, Kaplan, McEneny, Myers, Tobin Planning Staff: Glennon Counsel: Lavine

DISPOSITION OF CASES

PROJECT # 00405

Application(s)	COA # 0781
Property Address	452 Clinton Avenue
Owner	Salvation Army
Historic District	Clinton Avenue/North Pearl Street/Clinton Square

After discussing the proposal to replace the existing non-original windows and metal insert panels with aluminum 1-over-1 sash windows and EIFS insert panels the Commission made the following comments and recommendations:

- Is there a way to make the alterations read as visually homogenous, with a dark panel systems rather than the light green panels to give the appearance of dark voids;
- Alter the color of the panel or the exterior color of the windows to be similar in color in order to reduce the visual contrast of dark windows and light panels;
- Could the panels be an opportunity for community art or murals;
- The Commission must make a decision that aligns with Criterion 375-2(F)(1)(d)(xi)B of the Historic Resources Overlay review criteria, if the Commission find that the proposal does not align with Criterion then the applicant may apply for a Financial Hardship;
- Hardship would not only take into consideration the work and material that would go into filling the whole opening with a new window system but also the work that would have to take place on the interior to facilitate the installation of new windows such as demolition of the dropped ceilings, and possible HVAC reconfiguration;
- Use square footage cost for of proposed windows, work with supplier to estimate the cost per window type (1-over-1 sash and industrial/commercial style aluminum windows) and multiple by the number of windows in the building, estimate the square footage cost of interior work (scope and square footage cost) to support the possible Financial Hardship application;
- Should the focus be on the front façade and where it wraps to the side elevations, should the windows (38-50) in these locations be treated differently than the rear and less visible elevations;
- Would a full window system with a transom above that is either blacked out or spandrel glass be a possible alternative to the current proposal;
- The proposal does not result in the loss of historic material and does not preclude the installation of historically appropriate windows in the future and the proposed alteration is reversible; and
- An appropriate industrial or commercial style window could be an aluminum window with a molded profile for trim either full height window with a transom or transom with two full height pieces of glazing, does not have to be a replica.